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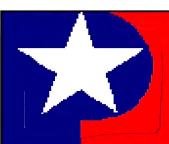
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,300,100 / Total Card / 1,300,100
USE VALUE: 1,300,100 / Total Parcel 1,300,100
ASSESSED: 1,300,100 / 1,300,100
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SEMANAZ CHRISTOHE &	
Owner 2: CASSET-SEMANAZ FLORENCE	
Owner 3:	

Street 1: 72 HENDERSON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DEKON LIMITED PARTNERSHIP -

Owner 2: -

Street 1: 9 REVERE AVE

Twn/City: WILMINGTON

St/Prov: MA Cntry

Postal: 01887

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Clapboard Exterior and 3059 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375	Sq. Ft.	Site			0	80.	1.08	1									465,002						465,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5375.000		834,400		700		465,000		1,300,100						15904	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					05/25/16	

USER DEFINED

Prior Id # 1:	15904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	20:52:42
LAST REV Date	Time
06/30/17	10:34:08
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 024.0-0004-0002.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	834,400	700	5,375.	465,000	1,300,100		Year end	12/23/2021
2021	101	FV	810,300	700	5,375.	465,000	1,276,000		Year End Roll	12/10/2020
2020	101	FV	810,300	700	5,375.	465,000	1,276,000		Year End Roll	12/18/2019
2019	101	FV	614,400	700	5,375.	494,100	1,109,200	1,109,200	Year End Roll	1/3/2019
2018	101	FV	614,400	700	5,375.	360,400	975,500	975,500	Year End Roll	12/20/2017
2017	101	FV	614,400	700	5,375.	313,900	929,000	929,000	Year End Roll	1/3/2017
2016	101	FV	137,300	3800	5,375.	267,400	408,500	408,500	Year End	1/4/2016
2015	101	FV	129,600	3800	5,375.	261,600	395,000	395,000	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEKON LIMITED P	67494-454		6/24/2016		1,180,000	No	No		
GALLINI RUSSELL	66025-143		9/3/2015	Change>Sale	385,000	No	No		
GALLINI DOROTHY	21451-535		10/1/1991	Convenience		1	No	No	Dorothy P Gallini dod 7/4/1996
GALLINI SANTA	9745-456		1/13/1961	Convenience		1	No	No	Santa Gallini dod 12/23/1980
CASHMAN PATRICK	5351-231		5/4/1929			1,900	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2017	412	Redo Bas	38,500	C				
10/16/2015	1579	New Buil	235,000					
10/7/2015	1504	Demoliti	10,000					
5/7/1993	155		1,000					GREENHOUSE 6X6

ACTIVITY INFORMATION

Date	Result	By	Name
3/7/2017	SQ Returned	MM	Mary M
5/25/2016	Permit Visit	PT	Paul T
5/25/2016	Measured	PT	Paul T
3/27/2009	Meas/Inspect	163	PATRIOT
9/29/1999	Meas/Inspect	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH															
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:									12	FFL	13	9	ENT	5	1									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:									30	TQS	SFL	FFL	BMT	40				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:									21	10	SFL	GAR	5	8	OFFP	5				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																							
Grade: B+ - Good (+)	Year Blt: 2016	Eff Yr Blt:	Alt LUC:	Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	1st Res Grid Desc: Line 1 # Units 1														
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	Total Units:									Other																		
				Floor:									Upper																		
				% Own:									Lvl 2																		
				Name:									Lvl 1																		
												Lower																			
				Totals	RMs: 8	BRs: 5	Baths: 3	HB: 1																							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																			
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: VG - Very Good	0.3 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL																			
				Economic:	%	Interior:	1	8	5																						
				Special:	%	Additions:																									
				Override:	%	Kitchen:																									
				Total: 0.3 %		Baths:																									
						Plumbing:																									
						Electric:																									
						Heating:																									
						General:																									
DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL															
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Basic \$ / SQ: 130.00	Size Adj.: 0.99330550	Const Adj.: 0.99989998	Adj \$ / SQ: 129.117	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
				Other Features: 130072	Grade Factor: 1.46	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val					SFL	Second Floor	1,370	129.120	176,890												
				LUC Factor: 1.00	Adj Total: 836956	Depreciation: 2511	Deprecated Total: 834445	Juris. Factor: 1.00	Before Depr: 188.51	Special Features: 0	Val/Su Net: 185.26	Final Total: 834400	Val/Su SzAd: 272.81	FFL	First Floor	976	129.120	126,018													
												Net Sketched Area: 4,504	Total: 443,185	BMT	Basement	950	38.740	36,798													
												Size Ad	Gross Area	4741	FinArea	3059	TQS	3/4 Story	713	129.120	91,996										
																GAR	Garage	420	20.950	8,799											
																OFFP	Open Porch	40	44.000	1,760											
																ENT	ENTRY	35	26.400	924											
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:				IMAGE							
SPEC FEATURES/YARD ITEMS																												AssessPro Patriot Properties, Inc			
PARCEL ID 024-0-0004-0002.0																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
19	Patio	D	Y	1	10X10	G	GD	2016	7.50	T	3.8	101			700		700														
More: N				Total Yard Items:				700				Total Special Features:				Total:				700											